

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**OCTOBER 20, 2008 3:00 P.M.**  
**ROOM S-330 CITY HALL**  
**ST. PAUL, MINNESOTA**

**NOTE:** The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Board of Zoning Appeals will determine the order of the agenda at the beginning of its meeting.

I. APPROVAL OF MINUTES OF OCTOBER 6, 2008

II. OLD BUSINESS

- a. Applicant - **Chou Lewis Her** (#08-154326)  
Location - 356 Arlington Avenue West  
Zoning - R2  
Purpose: MAJOR VARIANCE - A variance of the front and rear yard setback in order to construct a new single family dwelling on a lot. 1) A 25 foot front yard setback is required, 12 feet is proposed for a variance of 13 feet. 2) A 25 foot rear yard setback is required, 24 feet 9 inches is proposed for a variance of 3 inches.  
***Applicant requested continuance.***

II. NEW BUSINESS

- A. Applicant - **First Landmark Builders for owner Jean A. Westmoreland** (#08-158192)  
Location - 1164 Lexington Parkway North  
Zoning - R4  
Purpose: MINOR VARIANCE - Two variances in order to construct a new attached garage to the rear of the house. 1) The required rear setback is 25 feet and a setback of 3 feet is proposed, for a variance of 22 feet. 2) A maximum lot coverage of 35% is allowed and coverage of 49% is proposed, for a variance of 14% (616 square feet).
- B. Applicant - **Jay Montpetit – Downtowner Car Wash(#08-159288)**  
Location - 520 7<sup>th</sup> Street East  
Zoning - I1

Purpose: MAJOR VARIANCE - The applicant is requesting a variance to install an  
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electronic message sign, on the same side of the same street. Section 64.504(a)(5)a. of the Zoning Code requires a distance of 660 feet from another message sign, 490 feet is proposed for a variance of 170 feet.

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|----|--------------------------------|--|---------------------|
| C. | Applicant                      | - <b>Rev. Jonathan Zielske</b>   | <b>(#08-151827)</b> |
|    | Location                       | - 1910 Clear Avenue  |                     |
|    | Zoning                         | - R4   |                     |
|    | Purpose: <u>MAJOR VARIANCE</u> | - A variance of the off-street parking regulations in order to lease an education building to another church as a worship facility. An additional 66 of-street parking spaces are required, 0 is proposed for a variance of 66 parking spaces. |                     |

### III. ADJOURNMENT

Board of Zoning Appeal Members: Please call John Hardwick (266-9082) or Debbie Crippen (266-9144) if you are unable to attend the meeting.

**APPLICANT: You or your representative should attend this meeting to answer any questions the Board may have.**